

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SE/S Brookings Court, 556.22' * ZONING COMMISSIONER
 from c/l Magledt Road * OF BALTIMORE COUNTY
 12 Brookings Court * Case No. 95-277-A
 11th Election District *
 6th Councilmanic District *
 David W. Poole, et ux *
 Petitioners *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 12 Brookings Court in the Carney section of Baltimore County. The Petition is filed by David W. Poole and Janie N. Taylor-Poole, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the required rear yard. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plan to accompany the Petition for Zoning Variance.

This matter was originally filed as an administrative variance, pursuant to Section 26-127 of the Baltimore County Code. That section provides authority to the Zoning Commissioner to grant zoning variances without a public hearing for residentially zoned properties which are owner/occupied. However, the Code further provides that a public hearing shall be scheduled if requested by any interested property owner or occupant within 1,000 ft. of the subject site. Although originally posted as an administrative variance, a request for public hearing was received and the matter duly scheduled.

Appearing at the public hearing held for this case were the aforementioned David W. Poole and Janie N. Taylor-Poole, property owners. Also appearing on their behalf was Al Erdi, Professional Engineer/Consultant.

ORDER RECEIVED FOR FILING
 Date 4/7/95
 By M. Chisholm

MICROFILMED

Also appearing in support of the Petition was Tony and Sheila Gordon, adjacent property owners. Michael R. Geisler and Bernard Robier appeared as Protestants/interested persons.

Testimony and evidence presented was that the subject lot is approximately .21 acres in area and is zoned D.R.3.5. The site is improved by an existing single family dwelling and parking pad/driveway. The Petitioners have owned the property since 1991. They are original owners within the subdivision known as Brittany.

Further testimony and evidence offered was that the Petitioners' rear yard is severely sloped and unusable. Moreover, the Petitioners desire to have installed a kidney shaped 17 ft. x 30 ft. inground swimming pool. They have retained Mr. Erdi for this purpose. Owing to the steep slope on the property, they propose to place the pool in the side yard as shown on the site plan. The pool will be fenced and a concrete pad will surround the pool.

In that the BCZR requires that all accessory structures (including swimming pools) be located in the rear yard, the subject variance is requested.

Mr. and Mrs. Tony Gordon, who reside next door, appeared in support of the request. They have no objection to the pool being located, as shown, irrespective of the fact that they are the most affected neighbor.

Appearing as interested persons were Messrs. Michael A. Geisler and Bernard Robier. These gentlemen both reside nearby. They also produced letters from other neighbors who voiced concerns over the pool and its potential effect on property values.

During the course of the hearing, I advised all parties present that the Zoning Commissioner is empowered to attach reasonable restrictions to the grant of any variance. The parties agreed that if the variance were

4/7/95
M. Spork

APR 11 1995

granted, a restriction requiring landscaping of the pool should be required. This would buffer the pool from neighboring properties and mitigate its impact on the surrounding locale.

Based on the evidence and testimony offered, I am persuaded that the Petition should be granted. The severe slope at the rear yard of the property presents a unique characteristic to this site which supports a finding of practical difficulty. Moreover, I am persuaded that a grant of the variance will not be detrimental to the surrounding locale and is within the spirit and intent of the BCZR.

As noted above, I will condition the relief granted. In this respect, I will require the Petitioners to landscape/buffer the pool. Appropriate landscaping/buffering shall be installed to buffer the Gordon property as well as the view of the pool from the street. Although fencing is required under the Code, additional landscaping and plant material shall also be installed. I shall leave it to the Petitioners and their neighbors to decide upon the type and number of plant material to be installed. If they are unable to agree as to these specifics of the landscaping, then I direct that they consult with Avery Hardin, the County's Landscape Architect. Mr. Hardin shall have the final authority to approve any landscaping plan, if the parties are unable to reach agreement between themselves.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of April, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the re-

ORDER RECEIVED FOR FILING
Date 4/7/95
By M. Hardin

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 5, 1995

Mr. and Mrs. David W. Poole
12 Brookings Court
Baltimore, Maryland 21234

RE: Case No. 95-277-A
Petition for Variance

Dear Mr. and Mrs. Poole:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. Michael Geisler, 5 Brookings Court, Balto. Md. 21234
c: Mr. Bernard Robier, 9 Brookings Court, Balto. Md. 21234

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

95-277-A

for the property located at 12 Brookings Ct Baltimore 21234
which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Request to build a swimming pool on an area to the side of the dwelling at 12 Brookings Court; because of a large, upgraded hill in the back of the dwelling which leaves no space for a swimming pool to be developed in the rear of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Al Erdi, P.E., Engineer

Name **P.O. Box: 10055, Towson, Md. 21284-0055.**

Address

Phone No.

410 592 5153

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 2-10-95

ESTIMATED POSTING DATE: 2-19-95

Printed with Soybean Ink on Recycled Paper

ITEM #: 282

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12 Brookings Ct.
address
Baltimore MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We are requesting this Administrative Variance, to allow us to build a swimming pool on the area on the side (west), of our home. Because of the limited space on the rear of our home caused by a large upgraded hill, we are unable to build the pool in the back of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

David Wallace Poole
(signature)
David Wallace Poole
(type or print name)



Janie Naomi Taylor-Poole
(signature)
Janie Naomi Taylor-Poole
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of November, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David Wallace Poole and Janie Naomi Taylor Poole

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/17/94
date

Michael T. O'Connor
NOTARY PUBLIC

MICHAEL T. O'CONNOR
My Commission Expires: NOTARY PUBLIC STATE OF MARYLAND
1700 Constitution Avenue, Baltimore, MD 21202

Description

Beginning at a point located on the Southeast side of Brookings Court, at a distance of 556.22 feet from the corner of Magledts Road, the following bearing and distances:

South $73^{\circ}42'00''$ East, 116.91 feet radial; South $46^{\circ}45'33''$ West, 144.44 feet to a point on a radial from the center of the said Court; thence running Northwesterly along that radial line North $20^{\circ}39'47''$ West, 105.82 feet to a point on the said Court; thence reversing and running along the circle of the Court Northeasterly 46.28 feet to the point of beginning, enclosing 0.21 acre more or less.

Amended Plat of BRITINAY III, Lot 9, recorded in Book: 9027, Folio: 765, otherwise known as # 12 BROOKINGS COURT, in the 11 C6 Election District.

282

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-277-17

District: 11th

Date of Posting: 3/10/95

Posted for: Varianca

Petitioner: David & Janis Pool

Location of property: 12 Brookling Ct, SE/S

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: M. Staley

Signature

Date of return: 3/11/95

Number of Signs: _____



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-277-A
(Item 262)
12 Brookings Court
SE/S Brookings Court,
556.22' from O Magledt
Road
11th Election District
8th Councilmanic
Petitioner(s):
David Wallace Poole and
Janie Naomi Taylor Poole
Hearing: Monday,
April 3, 1995, at 11:00
a.m. in Rm. 118, Old
Courthouse.

Variance to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
3/205 March 16.

TOWSON, MD.,

March 17, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1995.

THE JEFFERSONIAN,

A. Henrichson
LEGAL ED. • TOWSON

~~CONFIDENTIAL~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 155903

DATE 2-2-95 ACCOUNT R 901-615

AMOUNT \$ 35.00

RECEIVED FROM: DAVID POOL

FOR: Request for 95-277-A

02A02#0088MICRRC \$35.00

BA 001119AM03 20 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

155849

95-277-A

DATE 2-6-95 ACCOUNT R 001-6150

AMOUNT \$ 40.00

RECEIVED FROM: BERNARD Robier

FOR: Request for Hearing 95-277-A

03AD3#0006MICRRC \$40.00

BA 002220FMS 06 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
 Zoning Administration &
 Development Management
 117 West Chesapeake Avenue
 Towson, Maryland 21284

receipt
 95-277-A

Account: R-001-6150

Date 2-10-95

Item Number 282
 Taken in by [Signature]

010 - Residential Variances Along Rd \$50.00
 # 080 - sign & posting 35.00

Total \$85.00

OWNERS: MR. & MRS. David W. Poole
 Site # 12 Brookings Ct.

MISCELLANEOUS

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-277-A (Item 282)
12 Brookings Court
SE/S Brookings Court, 556.22' from c/l Magledt Road
11th Election District - 6th Councilmanic
Petitioner(s): David Wallace Poole and Janie Naomi Taylor-Poole

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 19, 1995. The closing date (March 6, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: David Wallace Poole and Janie Naomi Taylor-Poole
Al Erdi



TO: PUTUXENT PUBLISHING COMPANY
March 16, 1995 Issue - Jeffersonian

Please forward billing to:

David Wallace Poole
12 Brookings Court
Baltimore, Maryland 21234
410-592-5153

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-277-A (Item 282)
12 Brookings Court
SE/S Brookings Court, 556.22' from c/l Magledt Road
11th Election District - 6th Councilmanic
Petitioner(s): David Wallace Poole and Janie Naomi Taylor-Poole
HEARING: MONDAY, APRIL 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-277-A (Item 282)

12 Brookings Court

SE/S Brookings Court, 556.22' from c/l Magledt Road

11th Election District - 6th Councilmanic

Petitioner(s): David Wallace Poole and Janie Naomi Taylor-Poole

HEARING: MONDAY, APRIL 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: David Wallace Poole and Janie N. Taylor Poole
Al Erdi, P.E.
Bernard Robier

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 27, 1995

Mr. and Mrs. David Wallace Poole
12 Brookings Court
Baltimore, Maryland 21234

RE: Item No.: 282
Case No.: 95-277-A
Petitioner: Mr. & Mrs. Poole

Dear Mr. and Mrs. Poole:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: February 27, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 27, 1995
Items 275, 276, 278, 280 and 282.

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 22, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 275, 279, and 282

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 21, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277,
278, 279, 280 AND 282.

RECEIVED
FEB 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-21-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 202 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 8, 1995

David Wallace Poole and Janie Taylor-Poole
12 Brookings Court
Baltimore, Maryland 21234

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation.

Please be advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order. Posting charges in the amount of \$35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

cc: Bernard Robier
Al Erdi, P.E.

AJ:ggs



Mr. Bernard Robier
9 Brookings Court
Baltimore, MD 21234-1875

March 6, 1995

Zoning Administration
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance Request 95-277-A

Dear Sir/Madam:

We, the neighbors of Mr. and Mrs. David Poole, respectfully request a hearing to voice our concerns as to the proposed zoning variance to allow construction of a swimming pool at:

12 Brookings Court
Carney, Maryland 21234

Sincerely,

Michael J. Gule 5 Brookings Ct.
Jesse Casler 1 Brookings Ct
Perry A. Wore 3 Brookings Ct
Rob Crow 3 Brookings Ct.
Leonard Biddle 8 Brookings Ct.
Ronald Shale 10 Brookings Ct.
Sandra Klein 9 Brookings Ct

12 Brookings Court

April 1, 1995

Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance Request 95-277-A

Dear Sir/Madam:

Regarding the variance to allow a swimming pool to be located on the side yard in lieu of the required rear yard at 12 Brookings Court, Carney, MD 21234. We the neighbors of Mr. and Mrs. David Poole, do have concerns as to the affects such construction may have on our neighborhood and home values.

Though unable to attend this hearing. We allow that our concerns be expressed by the representative(s) present.

Sincerely,

Ronit Shah
10 Brookings Ct.

Noh Cron
3 Brookings Ct.

Rosemary A. Wore
3 Brookings Court

Jeresa Casley
1 Brookings Ct

L. Wayne Coletti
6 Brookings Ct.

MICROFILMED

April 2, 1995

*Leonard Addison
8 Brookings Court
Baltimore, Md. 21234*

To Whom It May Concern,

This letter is in reference to the installation of a in ground pool on the property known as 12 Brooking Court.

I am concerned with the pool becoming an 'eye sore' after its construction. I would have no objection to the installation of the pool if the property owner is required to install and maintain vegetation (landscaping) that will camouflage the pool from the street side of the property.

A handwritten signature in cursive script, appearing to read "Leonard Addison". The signature is fluid and somewhat stylized, with a long horizontal stroke at the end.

*Leonard Addison
8 Brookings Court*

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

95-277 -A
(ITEM - 282)

NAME

ADDRESS

Mrs. Jane Taylor-Poole
Mr. David W. Poole
AL ERDI, P.E.

12 Brookings Ct
12 Brookings Ct
P.O. Box 333 Phoenix AZ

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Geisler

Michael R. ~~Smith~~

BERNARD ROBIER

5 Brookings Ct

9 BROOKINGS Ct



Scale 1" = 30'

BR3009

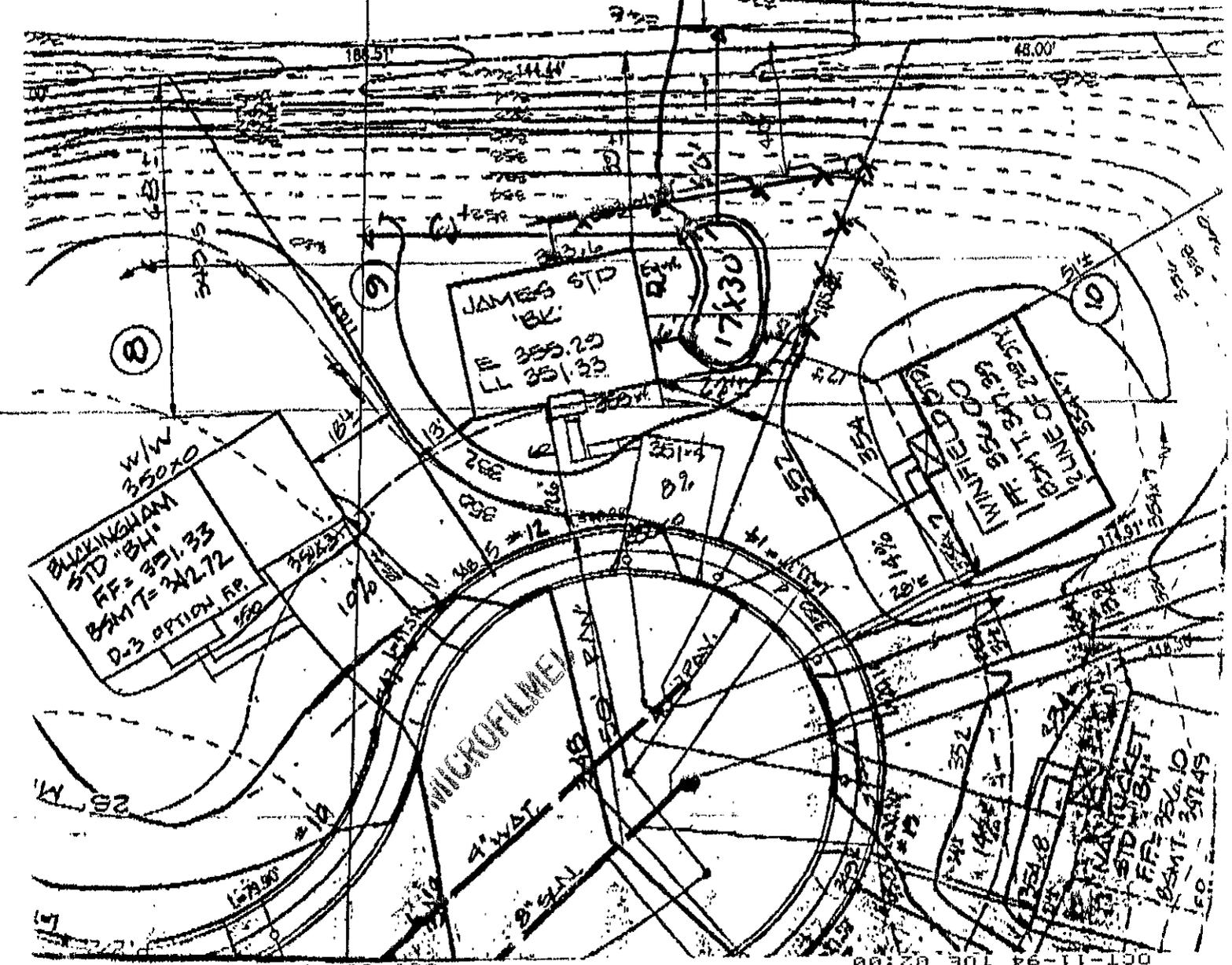
X = Proposed 48" Basketweave Fence per Code.

Note 2'-11" High Landscape TIC Retaining Wall

David & Janie Poole
12 Brookings Court
Carney Md. 21234

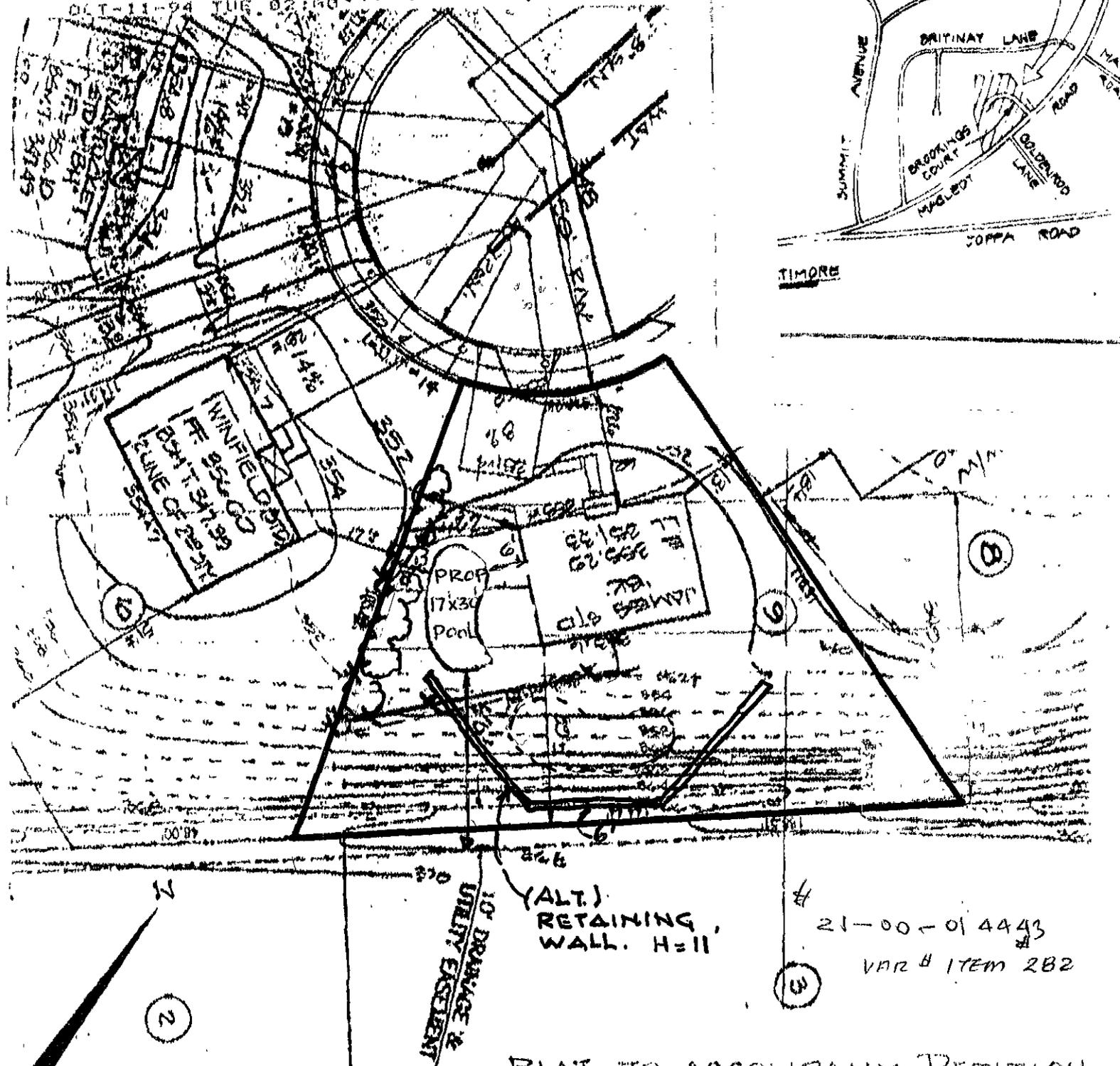
(3)

(2)



95-277-A
ITEM - 282

01-11-94 TUE 02:40



TIMORE

21-00-01443
VAR # ITEM 282

LOCATION INFO.

E.D. : 11
 C.D. : 6
 1"=200' MAP: NE - 10F
 ZONING: DR-3.5
 LOT SIZE: 0.21AC=9,148 S.F.
 SEWER: PUBLIC
 WATER: PUBLIC
 CHES. BAY CRIT. L.A. = NO
 PRIOR ZON. & HEAR. : NONE

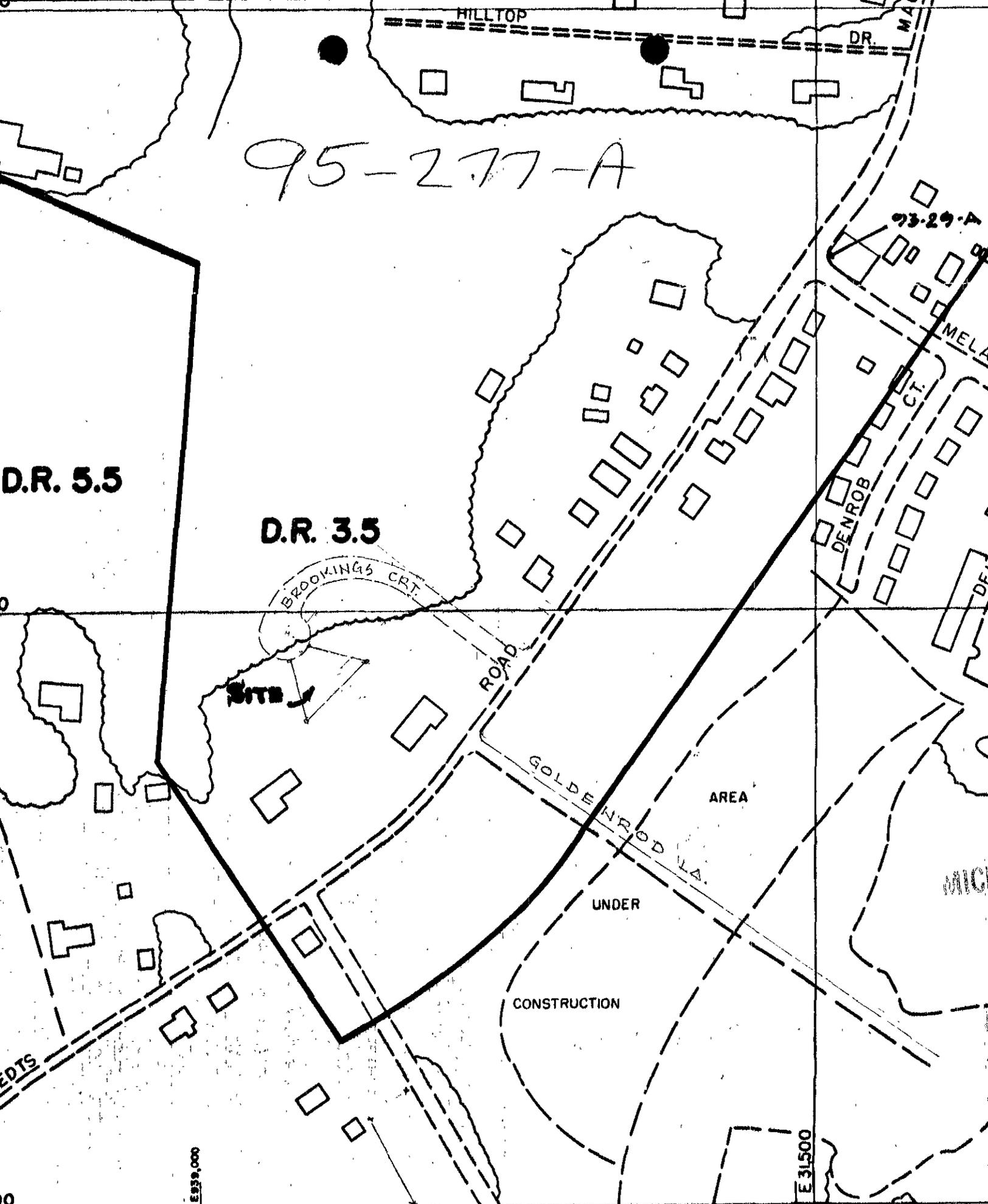
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 12 BROOKINGS COURT
 BALTIMORE, MD. 21234
 SUBDIVISION NAME: BRITINAY III
 PLAT BOOK: 9027, FOLIO: 765
 OWNERS: JANIE M.T. & DAVID W. POOLE

MICROFILMED

PREPARED BY: C.C.M. INC.
 DATE: 2/1/95

SCALE: 1"=30'



95-277-A

D.R. 5.5

D.R. 3.5

SITE

BROOKINGS CRT.

ROAD

GOLDENROD LA.

AREA

UNDER

CONSTRUCTION

DR.

93-29-A

MELAN CT.

DENROB CT.

DE

EDTS

E 339,000

E 31,500

NE M-NW

1" = 200' scale
MAP # NE, 10-E

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-277-A

District 11th Date of Posting 2/17/95

Posted for: Various Workers

Petitioner: David & Janie Taylor-Polp

Location of property: 12 B Brookring Ct, SE/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by M. Medley Date of return: 2/24/95
Signature

Number of Signs: 1

MICROFILMED



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SS/S Brookings Court, 556.22' * ZONING COMMISSIONER
from c/1 Magleids Road * 12 Brookings Court
11th Election District * OF BALTIMORE COUNTY
6th Councilmanic District * David W. Poole, et ux
David W. Poole, et ux * Case No. 95-277-A
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 12 Brookings Court in the Carney section of Baltimore County. The Petition is filed by David W. Poole and Janie N. Taylor-Poole, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the required rear yard. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plan to accompany the Petition for Zoning Variance.

This matter was originally filed as an administrative variance, pursuant to Section 26-127 of the Baltimore County Code. That section provides authority to the Zoning Commissioner to grant zoning variances without a public hearing for residentially zoned properties which are owner/occupied. However, the Code further provides that a public hearing shall be scheduled if requested by any interested property owner or occupant within 1,000 ft. of the subject site. Although originally posted as an administrative variance, a request for public hearing was received and the matter duly scheduled.

Appearing at the public hearing held for this case were the aforementioned David W. Poole and Janie N. Taylor-Poole, property owners. Also appearing on their behalf was Al Erdi, Professional Engineer/Consultant.

Also appearing in support of the Petition was Tony and Sheila Gordon, adjacent property owners. Michael R. Geisler and Bernard Robier appeared as Protestants/interested persons.

Testimony and evidence presented was that the subject lot is approximately .21 acres in area and is zoned D.R.3.5. The site is improved by an existing single family dwelling and parking pad/driveway. The Petitioners have owned the property since 1991. They are original owners within the subdivision known as Brittainy.

Further testimony and evidence offered was that the Petitioners' rear yard is severely sloped and unusable. Moreover, the Petitioners desire to have installed a kidney shaped 17 ft. x 30 ft. inground swimming pool. They have retained Mr. Erdi for this purpose. Owing to the steep slope on the property, they propose to place the pool in the side yard as shown on the site plan. The pool will be fenced and a concrete pad will surround the pool.

In that the BCZR requires that all accessory structures (including swimming pools) be located in the rear yard, the subject variance is requested.

Mr. and Mrs. Tony Gordon, who reside next door, appeared in support of the request. They have no objection to the pool being located, as shown, irrespective of the fact that they are the most affected neighbor.

Appearing as interested persons were Messrs. Michael A. Geisler and Bernard Robier. These gentlemen both reside nearby. They also produced letters from other neighbors who voiced concerns over the pool and its potential effect on property values.

During the course of the hearing, I advised all parties present that the Zoning Commissioner is empowered to attach reasonable restrictions to the grant of any variance. The parties agreed that if the variance were

granted, a restriction requiring landscaping of the pool should be required. This would buffer the pool from neighboring properties and mitigate its impact on the surrounding locale.

Based on the evidence and testimony offered, I am persuaded that the Petition should be granted. The severe slope at the rear yard of the property presents a unique characteristic to this site which supports a finding of practical difficulty. Moreover, I am persuaded that a grant of the variance will not be detrimental to the surrounding locale and is within the spirit and intent of the BCZR.

As noted above, I will condition the relief granted. In this respect, I will require the Petitioners to landscape/buffer the pool. Appropriate landscaping/buffering shall be installed to buffer the Gordon property as well as the view of the pool from the street. Although fencing is required under the Code, additional landscaping and plant material shall also be installed. I shall leave it to the Petitioners and their neighbors to decide upon the type and number of plant material to be installed. If they are unable to agree as to these specifics of the landscaping, then I direct that they consult with Avery Hardin, the County's Landscape Architect. Mr. Hardin shall have the final authority to approve any landscaping plan, if the parties are unable to reach agreement between themselves.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of April, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the re-

quired rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The subject pool shall be buffered by the installation of landscaping, upon such conditions and limitations as set forth hereinabove.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 5, 1995

Mr. and Mrs. David W. Poole
12 Brookings Court
Baltimore, Maryland 21234

RE: Case No. 95-277-A
Petition for Variance

Dear Mr. and Mrs. Poole:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c: Mr. Michael Geisler, 5 Brookings Court, Balto. Md. 21234
c: Mr. Bernard Robier, 9 Brookings Court, Balto. Md. 21234



Petition for Administrative Variance
95-277-A
to the Zoning Commissioner of Baltimore County

for the property located at 12 Brookings Ct, Baltimore, MD
which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.
Request to build a swimming pool on a small lot with side of driveway at 12 Brookings Court, Baltimore, Md. is being granted on the basis of the difficulty which would be experienced for a swimming pool to be developed in the rear yard of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchase Lease
Type or Print Name: David Wallace Poole
Signature: *David Wallace Poole*
Address: 12 Brookings Ct, Baltimore, Md 21234
City: Baltimore State: Md Zip Code: 21234
Attorney for Petitioner
Type or Print Name: Al Erdi, P.E., Engineer
Signature: *Al Erdi*
Address: P.O. Box 10055, Towson, Md. 21284-0055
City: Towson State: Md Zip Code: 21284-0055
Phone No: 410 592 5153

A Public Hearing having been requested and/or held to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 5 day of April, 1995, that the subject matter of this petition be set for a public hearing, as ordered by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REMOVED BY *LES* DATE: 2-10-95 ITEM # 282
ESTIMATED POSTING DATE: 2-19-95

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/ do presently reside at 12 Brookings Ct
Address: Baltimore, Md 21234
City: Baltimore State: Md Zip Code: 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
Request to build a swimming pool on a small lot with side of driveway at 12 Brookings Court, Baltimore, Md. is being granted on the basis of the difficulty which would be experienced for a swimming pool to be developed in the rear yard of the house.

That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

David Wallace Poole
Janie N. Taylor-Poole
Type or Print Name: David Wallace Poole
Signature: *David Wallace Poole*
Address: 12 Brookings Ct, Baltimore, Md 21234
City: Baltimore State: Md Zip Code: 21234

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 7th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Janie N. Taylor-Poole and David Wallace Poole the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her their knowledge and belief.

AS WITNESS my hand and Notarial Seal
Date: 4/7/95
My Commission Expires: 12/31/96

Description

Beginning at a point located on the Southeast side of Brookings Court, at a distance of 556.22 feet from the corner of Magleids Road, the following bearing and distances:

South 73°42'00" East, 116.91 feet radial; South 46°45'33" West, 144.44 feet to a point on a radial from the center of the said Court; thence running Northwesterly along that radial line North 20°39'47" West, 105.82 feet to a point on the said Court; thence reversing and running along the circle of the Court Northwesterly 46.28 feet to the point of beginning, enclosing 0.21 acre more or less.

Amended Plat of BRITINAY III, Lot 9, recorded in Book: 9027, Folio: 765, otherwise known as # 12 BROOKINGS COURT, in the 11 C6 Election District.

95-277-A

282

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-277-A
Townson, Maryland

District: 118 Date of Posting: 2/11/95

Posted for: David Wallace Poole

Petitioner: David Wallace Poole

Location of property: 12 B. Brookings Ct., SE/4

Location of Sign: Facing rear & side of property being zoned

Remarks:

Posted by: [Signature] Date of return: 2/14/95

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-277-A
Townson, Maryland

District: 118 Date of Posting: 2/11/95

Posted for: David Wallace Poole

Petitioner: David Wallace Poole

Location of property: 12 B. Brookings Ct., SE/4

Location of Sign: Facing rear & side of property being zoned

Remarks:

Posted by: [Signature] Date of return: 2/11/95

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 17, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 19, 1995.

THE JEFFERSONIAN,
A. Henkle
LEGAL ED. - TOWSON

NOTES: (1) Hearings are handicapped accessible for special accommodations please call 887-3353. (2) For information concerning the file and/or hearing, please call 887-3391. 3/20/95

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 155903

DATE: 2/11/95 ACCOUNT: R001-6150

AMOUNT: \$ 35.00

RECEIVED FROM: David Poole

FOR: 95-277-A

02A02#0000#1CHRC \$35.00

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 16, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-277-A (Item 282)
12 Brookings Court
SE/4 Brookings Court, 556.22' from c/l Magleat Road
11th Election District - 6th Councilmanic
Petitioner(s): David Wallace Poole and Jamie Naomi Taylor-Poole

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a renumber regarding the administrative process.

1) Your property will be posted on or before February 19, 1995. The closing date (March 6, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bill Jablon
Arnold Jablon
Director

cc: David Wallace Poole and Jamie Naomi Taylor-Poole
Al Erdi

receipt
95-277-A

Account R 001-6150

Date: 2/11/95 Item Number: 282

RECEIVED FROM: David Wallace Poole

FOR: Request for Hearing 95-277-A

AMOUNT: \$ 40.00

02A03#0000#1CHRC \$40.00

VALIDATION OR SIGNATURE OF CASHIER

Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 155849

DATE: 3-6-95 ACCOUNT: R001-6150

AMOUNT: \$ 40.00

RECEIVED FROM: Bernard Robick

FOR: Request for Hearing 95-277-A

02A03#0000#1CHRC \$40.00

VALIDATION OR SIGNATURE OF CASHIER

TO: PULVERER PUBLISHING COMPANY
March 16, 1995 Issue - Jeffersonian

Please forward billing to:

David Wallace Poole
12 Brookings Court
Baltimore, Maryland 21234
410-592-5153

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-277-A (Item 282)
12 Brookings Court
SE/4 Brookings Court, 556.22' from c/l Magleat Road
11th Election District - 6th Councilmanic
Petitioner(s): David Wallace Poole and Jamie Naomi Taylor-Poole
HEARING: MONDAY, APRIL 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-277-A (Item 282)
12 Brookings Court
SE/4 Brookings Court, 556.22' from c/l Magleat Road
11th Election District - 6th Councilmanic
Petitioner(s): David Wallace Poole and Jamie Naomi Taylor-Poole
HEARING: MONDAY, APRIL 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (swimming pool) to be located on the side yard in lieu of the required rear yard.

Bill Jablon
Arnold Jablon
Director

cc: David Wallace Poole and Jamie H. Taylor Poole
Al Erdi, P.E.
Bernard Robick

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 27, 1995

Mr. and Mrs. David Wallace Poole
12 Brookings Court
Baltimore, Maryland 21234

RE: Item No.: 282
Case No.: 95-277-A
Petitioner: Mr. & Mrs. Poole

Dear Mr. and Mrs. Poole:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 27, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 27, 1995
Items 275, 276, 278, 280 and 282

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: February 22, 1995
FROM: Pat Kellar, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 275, 279, and 282
If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Cary L. Lewis

PK/JL

ITEM275/PZONE/TXTJWL



700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF FEB. 21, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

G. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277,
278, 279, 280 AND 282.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 897-4891, MS-1102F

cc: File



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: * 282 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not effected by any State Highway
Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 8, 1995

David Wallace Poole and Janie Taylor-Poole
12 Brookings Court
Baltimore, Maryland 21234

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal
notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run
notice of the hearing in a newspaper of general circulation.

Please be advised that non-payment of fees will stay the issuance of
the Zoning Commissioner's Order. Posting charges in the amount of
\$35.00 is now due. Your check in this amount should be made payable
to "Baltimore County, Maryland" and immediately mailed to this office.
Billing for legal advertising, due upon receipt, will come from and
should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwen
Stephens at 887-3391.

Sincerely,

Arnold Jablon, Director

cc: Bernard Robier
Al Erdi, P.E.

AJ:ggs



Mr. Bernard Robier
8 Brookings Court
Baltimore, MD 21234-1875

March 6, 1995

Zoning Administration
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance Request 95-277-A

Dear Sir/Madam:

We, the neighbors of Mr. and Mrs. David Poole, respectfully
request a hearing to voice our concerns as to the proposed zoning
variance to allow construction of a swimming pool at:

12 Brookings Court
Carney, Maryland 21234

Sincerely,

Michael R. Small 5 Brookings Ct.
Susan Casler 1 Brookings Ct.
Rosemary Alloway 3 Brookings Ct.
Bob Cron 2 Brookings Ct.
Donald Erdi 8 Brookings Ct.
Konint Shick 10 Brookings Ct.
Bernard Robier 9 Brookings Ct.

April 1, 1995

Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Variance Request 95-277-A

Dear Sir/Madam:

Regarding the variance to allow a swimming pool to be located on the side yard
in lieu of the required rear yard at 12 Brookings Court, Carney, MD 21234.
We the neighbors of Mr. and Mrs. David Poole, do have concerns as to the impacts
such construction may have on our neighborhood and home values.

Though unable to attend this hearing, we allow that our concerns be expressed by
the representative(s) present.

Sincerely,

Konint Shick
10 Brookings Ct.

Nola Cron
3 Brookings Ct.

Rosemary Alloway
3 Brookings Court

Susan Casler
1 Brookings Ct.

L. Wayne Coletti
6 Brookings Ct.

April 2, 1995

Leonard Addison
8 Brookings Court
Baltimore, Md. 21234

To Whom It May Concern,

This letter is in reference to the installation of a in ground pool on the property
known as 12 Brookings Court.

I am concerned with the pool becoming an 'eye sore' after its construction. I
would have no objection to the installation of the pool if the property owner is
required to install and maintain vegetation (landscaping) that will camouflage
the pool from the street side of the property.

Leonard Addison
8 Brookings Court

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Casler
Michael R. Small
12 Brookings Ct.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

95-277 -A
(rem. 282)

NAME

ADDRESS

Mrs. Janie Taylor-Poole
Mr. David W. Poole
Al Erdi, P.E.
12 Brookings Ct.
12 Brookings Ct.
P.O. Box 333

